

CALL TO ORDER

Session 24-02 a Regular Meeting of the Comprehensive Plan Steering Committee was called to order by Chair Kathy Carsow at 1:52 p.m. on February 20, 2024 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMITTEE MEMBERS BARNWELL, DAVIS, CARSSOW, ERICKSON, & KIM

STAFF: CITY CLERK JACOBSEN

CONSULTING: CITY PLANNER FOSTER

AGENDA APPROVAL

ERICKSON/BARNWELL MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Aaron Yeaton, GIS Technician for the City of Homer’s Public Works Department, took to the podium to introduce himself to the Committee. He provided a brief background on himself, and stated that his role with the Comprehensive Plan Steering Committee was to be the bridge for the GIS and mapping aspects of the project.

APPROVAL OF MINUTES

A. Steering Committee Meeting Minutes of February 5, 2024

ERICKSON/BARNWELL MOVED TO APPROVE THE FEBRUARY 5, 2024 STEERING COMMITTEE MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

VISITORS/PRESENTATIONS

REPORTS

PENDING BUSINESS

A. Review of Draft Public Participation Plan

City Planner Foster acknowledged the updated draft of the Public Participation Plan in the packet before deferring to Shelly Wade of Agnew::Beck Consulting. Ms. Wade highlighted the changes that had been made to the Draft Public Participation Plan at the request of the Committee Members, including:

- An updated schedule and flushed out roles for the Comprehensive Plan Steering Committee with a specific section that gives a short-term view of the member’s roles and responsibilities.
- The overall project schedule and better integration of the Steering Committee.
- Community Visit framework.

Chair Carsow raised some concerns she had regarding the Community Visits and Public Participation Roles portions of the Draft Public Participation Plan, stating that the projected schedule was a little bit off. Ms. Wade affirmed Ms. Carsow's suspicion, reasoning that the dates were either overlooked by Agnew::Beck or inaccurately represented due to a program malfunction. Ms. Wade added that Agnew::Beck would revisit that and make the necessary corrections.

Committee Member Erickson asked about the dates for both the introductory work session and the hearing and adoption meetings. Ms. Wade stated that the joint work session with City Council and the Planning Commission is scheduled for Tuesday, March 26th.

Meg Friedenauer of Agnew::Beck Consulting reviewed the rest of the Draft Public Participation Plan with the Committee.

Committee Member Barnwell shared that the interactive map that Kinney Engineering created for the City's transportation plan was very user-friendly and nice to use. Ms. Wade added that Kinney Engineering is a key partner with Agnew::Beck on the Comprehensive Plan project, and that she would inquire with them about the technology used. City Planner Foster added that Aaron Yeaton is on the mapping team for the Comprehensive Plan Project.

Chair Carsow asked how Agnew::Beck would be participating in the community events. Ms. Friedenauer explained that their approach would be casual engagement, meaning that they will try to meet people where they are. She pointed to an example of the firm's work with the harbor in Haines, stating that Agnew::Beck decided not to set up a table and instead went around to boat slips and engaged with people one-on-one. She added that if Agnew::Beck can't be in attendance for some of the community events, they hope to empower others to be there and provide the resources and support necessary for success. She also said that the community events can be tailored to reach the highest number of people during those events. City Planner Foster added that City staff can help with filling in the gaps.

Mr. Barnwell pointed out that a third bullet was missing under the 'Steering Committee' portion of the Draft Public Participation Plan document. Ms. Wade and Ms. Friedenauer agreed with Mr. Barnwell and said that they would get the document updated.

The Committee then began review of the proposed Steering Committee activities over the next three months. It was determined that the group will meet for pre-visit work on April 1st and April 15th for the visit that will take place on April 29th.

At the request of Chair Carsow, the group went back and reviewed the Community and Partner Stakeholders on page 5 of the document. The following groups/organizations were requested to be added to the Community and Partner Stakeholders portion of the Draft Public Participation Plan:

- **General:** Economic Development Advisory Commission
- **Land Use:** Kachemak Heritage Land Trust, Kachemak Bay Birders, Homer Soil and Water Conservation District, and Parks Art Recreation and Cultural Advisory Commission
- **Public Services and Infrastructure:** Kenai Peninsula Borough Solid Waste, Moore & Moore, and Alaska Waste
- **Transportation:** Port and Harbor Advisory Commission
- **Economic Development:** Homer Marine Trades Association

- **Health and Wellness:** Ninilchik Tribal, South Peninsula Behavioral Health Center, Haven House, Hospice, and Homer Service Area Board (under South Peninsula Hospital)
- **Sustainability, Resilience, and Climate Change:** Friends of Kachemak Bay State Park
- **Quality of Life:** Library Advisory Group, Independent Living Center, Americans with Disabilities Advisory Board, Guiding Homer’s Growth Group, and Faith Based Community

Committee Member Erickson also suggested adding AGTL Radio and KHCX 90.9 FM to the ‘Notices, Radio Announcements, and Local Radio Programming.’

NEW BUSINESS

- A. Project Website: <https://homercompplanupdate.com>

Ms. Wade and Ms. Friedenauer presented the City of Homer’s Comprehensive Plan Rewrite website to the Committee, noting that this wasn’t complete and that it was pretty “bare bones.” Ms. Wade and Ms. Friedenauer then showed their previous work with the Haines Comprehensive Plan website to the Committee to give the group a better idea of what the final website will look like.

Committee Members Kim and Davis suggested incorporating the history of Homer into the project website for the purpose of honoring those who helped to build the community, as well as acknowledging the newcomers that have arrived recently. Mr. Davis went on to provide some key points in Homer’s history that could be included.

- B. Case Study Examples

Ms. Wade exhibited the previous work that Agnew::Beck had done with the Salcha-Badger Road Area Plan and how that plan related to zoning. Committee Members noted the graphics and readability of the Salcha-Badger Road Area Plan.

- C. Draft Community Visit #1 Framework

The Committee Members and Ms. Wade reviewed the schedule for the first Community Visit and scheduled the following items tentatively:

- **Tuesday, March 26th:** 12:00-1:00 p.m. – Guiding Growth Group conversation
- **Wednesday, March 27th:** 9:00 a.m. – KBBI Coffee Table and other radio stations (90.9), Lunch Time at Captain’s Coffee, 5:30 p.m. (after Port & Harbor Advisory Commission Meeting) – Guiding Growth Group conversation
- **Thursday, March 28th:** 9:00 a.m. – KBBI Coffee Table and other radio stations (90.9)

There was further discussion about a potential flyer that would explain the purpose, timeline, how to engage, et cetera.

INFORMATIONAL MATERIALS

- A. Strong Towns Event Flyer
- B. “Cruise Boom” Movie Event Flyer

COMMENTS OF THE AUDIENCE

Scott Adams, city resident, shared his concern that the dates for the first Community Visit are the same week as spring break and Good Friday. He urged the Committee Members to take the public into consideration when scheduling public outreach events. He added that he's hopeful the Comprehensive Plan will look into the recent changes at Bridge Creek Reservoir, reasoning that each property should be look at individually and not as a whole. Lastly, he stated that policy changes are the reason why people are moving outside of city limits. He highlighted a recent policy change where some residential land above Pioneer Avenue near the hospital was rezoned to medical.

COMMENTS OF THE CITY STAFF

COMMENTS OF THE TASK FORCE

ADJOURNMENT

ERICKSON/BARNWELL MOVED TO ADJOURN THE MEETING.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There being no further business to come before the Committee, Chair Carssow adjourned the meeting at 3:50 p.m. The next regular meeting is Monday, March 4, 2024 at 3:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

ZACH PETTIT, DEPUTY CITY CLERK I

Approved: _____